

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The expiration date of the Design Review and the Variances is two-years measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised. The variance is only valid for the specific approved design review proposed in conjunction with request.
2. This project must be in substantial conformance with the approved plans and conditions. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
3. The front façade shall be consistent in finishes and details of the submitted plan and the rear addition gable shall show these features on the final design.
4. The roof material shall be a minimum quality and appearance of dimensional composition shingles with a 50-year warranty.
5. Prior to issuance of building permits provide a modified south and rear elevation for the deck design that addresses the issues of bulk and apparent height along with detailing and material choices. The final design is subject to approval by the Director of Community Development.
6. Prior to issuance of building permit provide final color samples and roof material sample for review and approval by the Director of Community Development.
7. Obtain Building Permits.
8. All service drops shall be placed underground.